129.0	0002	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,426,500	/	1,426,500
USE VALUE:	1,426,500	/	1,426,500
ASSESSED:	1,426,500	/	1,426,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VALDES EDUARDO A/NYREE G
Owner 2:	
Owner 3:	
Street 1:	44 JASON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WEINSTEIN CLARE & MORRIS TR -
Owner 2:	LSW REALTY TRUST -
Street 1:	44 JASON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 16,789 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1934, having primarily Wood Shingle Exterior and 3619 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16789.000	593,800	1,400	831,300	1,426,500
Total Card	0.385	593,800	1,400	831,300	1,426,500
Total Parcel	0.385	593,800	1,400	831,300	1,426,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.17 | /Parcel: 394.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	83821
GIS Ref	
GIS Ref	
Insp Date	02/24/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 129.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	859,900	1400	16,789.	831,300	1,692,600	1,692,600	Year End Roll	12/18/2019
2019	101	FV	650,900	1400	16,789.	877,500	1,529,800	1,529,800	Year End Roll	1/3/2019
2018	101	FV	649,000	0	16,789.	646,600	1,295,600	1,295,600	Year End Roll	12/20/2017
2017	101	FV	649,000	0	16,789.	618,900	1,267,900	1,267,900	Year End Roll	1/3/2017
2016	101	FV	649,000	0	16,789.	572,700	1,221,700	1,221,700	Year End	1/4/2016
2015	101	FV	604,300	0	16,789.	480,300	1,084,600	1,084,600	Year End Roll	12/11/2014
2014	101	FV	604,300	0	16,789.	469,200	1,073,500	1,073,500	Year End Roll	12/16/2013
2013	101	FV	604,300	0	16,789.	447,100	1,051,400	1,051,400		12/13/2012

!10147!

PRINT

Date	Time
12/11/20	00:29:37

LAST REV

Date	Time
02/26/20	08:05:20

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10147

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEINSTEIN CLARE	40406-315		8/11/2003		950,000	No	No		
	14279-27		5/1/1981		90,000	No	No		A

USER DEFINED

Prior Id # 1:	83821
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2020	Inspected	PT	Paul T
11/24/2017	Meas/Inspect	HS	Hanne S
4/1/2009	Inspected	189	PATRIOT
2/10/2009	Measured	336	PATRIOT
3/19/2004	MLS	HC	Helen Chinal
10/27/2000	Hearing N/C	189	PATRIOT
12/8/1999	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/1/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16789		Sq. Ft.	Site		0	90.	0.55	10									831,297						831,300	

Total AC/HA: 0.38542 | Total SF/SM: 16789 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 831,297 | Spl Credit | Total: 831,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.99324942
Const Adj.:	1.05049479
Adj $ / SQ:	135.642
Other Features:	116500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	806814
Depreciation:	212999
Depreciated Total:	593815

COMMENTS

OF=TOILET & SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

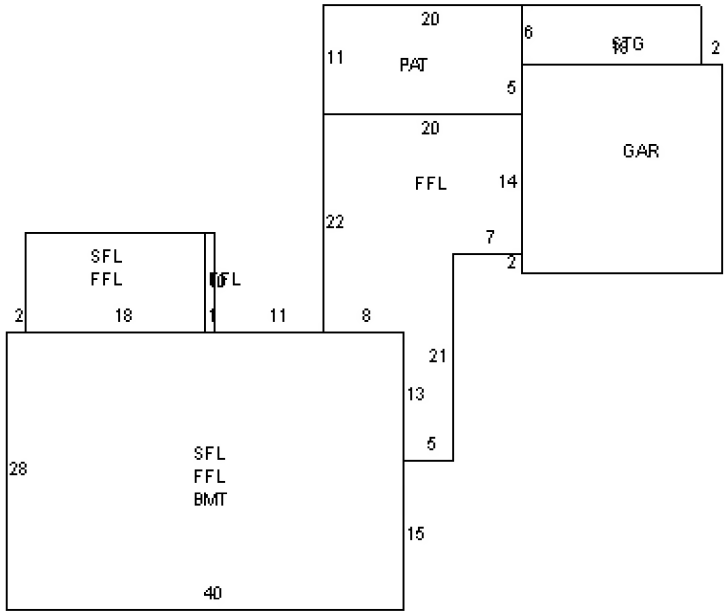
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.40
Special Features:	0	Val/Su Net:	120.52
Final Total:	593800	Val/Su SzAd	194.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,759	135.640	238,595
SFL	Second Floor	1,300	135.640	176,335
BMT	Basement	1,120	57.280	64,148
GAR	Garage	420	22.010	9,244
PAT	Patio	220	4.150	914
STG	Storage	108	8.250	891

Net Sketched Area:	4,927			Total:	490,127
Size Ad	3059	Gross Are	4927	FinArea	3619

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 129.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X22	A	AV	2000	3.47	T	15.2	101			900			900
19	Patio	D	Y	1	8X12	A	AV	2000	6.00	T	15.2	101			500			500

More: N	Total Yard Items:	1,400	Total Special Featues:		Total: 1,400